

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: : **Chapter No. 13**
JOSEPH J. SAMMONS :
 : **Bk. No. 07-16122 ELF**
Debtor :

ORDER MODIFYING SECTION 362 AUTOMATIC STAY

AND NOW, this 8th day of April, 2010, upon Motion of **US BANK HOME MORTGAGE** (Movant), and after Notice of Default and the filing of a Certification of Default, it is

ORDERED AND DECREED THAT: The Automatic stay of all proceedings, as provided by 11 U.S.C. 362 is modified with respect to premises, **529 WEST PINE AVENUE, WILDWOOD, NJ 08260**, as more fully set forth in the legal description attached to said mortgage, as to allow the Movant to foreclose on its mortgage or take any legal or consensual action enforcement of its right to possession of, or title to, said premises (such actions may include but are not limited to the signing of a deed in lieu of foreclosure or entering into a loan modification agreement) and to allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal or consensual action for enforcement of its right to possession of, or title to, said premises; and it is further;

ORDERED AND DECREED THAT: Rule 4001(a)(3) is not applicable and **US BANK HOME MORTGAGE** may immediately enforce and implement this Order granting Relief from the Automatic Stay.

By the Court.



ERIC L. FRANK, BANKRUPTCY JUDGE

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